

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUB COMMITTEE		Subject: Vacant & Derelict Land Fund Update
From: HEAD OF PLANNING & REGENERATION		
Date: 8 th September 2016	Ref: 1859/DG	

1. Purpose of the Report

1.1 The purpose of this report is to:

- i) update committee on the progress of North Lanarkshire's 2015/16 Vacant and Derelict Land Fund (VDLF) Programme and anticipated final project allocations; and
- ii) notify committee on the Scottish Government's approval of North Lanarkshire Council's 2016/17 VDLF Programme.

2. Background

2.1 The VDLF is a ring-fenced capital grant allocation which provides financial support from the Scottish Government to assist with the regeneration of registered vacant and derelict land (V&DL) sites across selected local authority areas.

2.2 Funding provided through the VDLF Programme is subject to the submission (and approval by the Scottish Government) of a Local Delivery Plan (LDP) which sets out local authority investment proposals to meet the objectives of the VDLF Programme. Since 2012, these objectives have been three fold:

- to tackle long term vacant and derelict land;
- to stimulate economic growth and job creation; and
- to promote environmental justice and improved quality of life.

3. 2015/16 VDLF Programme

3.1 Through the 2015/16 Local Government Finance Settlement, North Lanarkshire Council was awarded a one year VDLF grant allocation of £2,236,300 from the Scottish Government (in addition to a further £13,151 unallocated funding carried forward from the 2014/15 programme) subject to the submission and approval of a 2015/16 LDP.

3.2 North Lanarkshire's 2015/16 LDP was submitted in February 2015 and approved in June 2015.

3.3 With the exception of Colzium Visitor Centre & Cafe (which is only partially funded through VDLF support), all projects included within North Lanarkshire's 2015/16 LDP are now physically complete with full 2015/16 VDLF spend (with exception of retention costs) anticipated by September 2016.

3.4 The projects implemented through this plan are listed in Appendix 1 together with project summaries, details of grant recipients, anticipated final VDLF project spend and project outcomes.

4. 2016/17 VDLF Programme

- 4.1 Through the 2016/17 Local Government Finance Settlement, North Lanarkshire Council was awarded a one year VDLF grant allocation of £1,982,000 from the Scottish Government (together with an additional £507,000 slipped to the next spending review period covering 2017-20 as part of the Scottish Government's re-profiling of the 2016/17 local authority capital budget allocation) subject to the submission and approval of a 2016/17 LDP.
- 4.2 North Lanarkshire's 2016/17 LDP was submitted on February 28th 2016 and was approved by the Scottish Government on 11th July 2016.
- 4.3 As previously approved by Committee, the project proposals which were included within this submission (together with details of grant recipient, proposed VDLF allocation and anticipated project outputs) are outlined in Appendix 2.
- 4.3 In developing these project proposals, it should be noted that the Scottish Government's VDLF Programme has been subject to a recent COSLA Review which has been reflected in the revised guidance for the 2016/17 VDLF Programme.
- 4.4 These amendments include reshaping the aims of the VDLF Programme under four revised objectives as follows:
- to tackle long term vacant and derelict land (defined as 'out of use' for at least 15 years);
 - to stimulate economic growth and job creation;
 - to develop a diverse and sustainable environment with a focus on temporary or permanent greening; and
 - to support communities to flourish and tackle inequalities.
- 4.5 In addition, this revised guidance also specifically highlights a range of ineligible VDLF activity including:
- remediation works or improvements to registered vacant and derelict land sites larger than 100 hectares in size (to ensure that investment can have 'meaningful impact' within targeted sites);
 - housing, retail, public realm or major infrastructure projects; and
 - projects using 100% of requested funding support purely for the acquisition of registered V&DL sites.

5. Financial Implications

- 5.1 The Council is responsible for managing the VDLF grant award from the Scottish Government of £2.2 million for 2015/16 and £1.9 million for 2016/17. No Council funding is required to match fund project proposals included as part of North Lanarkshire's approved 2016/17 LDP with any project under/over spend managed through virement between approved projects.

6. Recommendations

- 6.1 It is recommended that committee:
- i) note the completion of North Lanarkshire's 2015/16 VDLF Programme and projects implemented as outlined in Appendix 1; and
 - ii) note the submission and approval of North Lanarkshire's 2016/17 Local Delivery Plan (LDP).

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Appendix 1: 2015/16 VDLF Local Delivery Plan

Site	Project Summary	Grant Recipient	Anticipated/ Final VDLF Spend	Project Outputs
Edinburgh Road, Newhouse - Plot A1 (Phase 2)	New access and utilities infrastructure constructed in order to facilitate the future redevelopment of this strategic industrial site	Fusion Assets	£1,144,151	<ul style="list-style-type: none"> - 4.36 ha of V&DL improved for industrial use - 19.2 FTE construction jobs created
449 Main Street, Bellshill (Phase 2)	Site clearance and improvement works implemented to enable the regeneration (and eventual sale) of this town centre V&DL site for housing (with receipts to be used to establish an investment fund for the regeneration of town centre V&DL sites)	Fusion Assets	£196,000	<ul style="list-style-type: none"> - 0.16 ha of V&DL improved for town centre housing - 2.6 FTE construction jobs created
Colzium Visitor Centre & Cafe	The redevelopment of a V&DL site within Colzium Estate as part of a wider regeneration project to establish a visitor centre for Kilsyth and the Kelvin Valley as well as much needed toilets and a cafe facility for this town park (due to open in October 2016).	NLC	£250,000	<ul style="list-style-type: none"> - 0.18ha V&DL site redeveloped - 10.1 FTE construction jobs created
Viewpark Gardens - Allotments Project	The redevelopment of the former nursery site in Viewpark Gardens for community allotments (opened in April 2016)	NLC	£252,140	<ul style="list-style-type: none"> - 1.40 ha of V&DL redeveloped for community allotments - 3.6 FTE construction jobs created
Gartcosh Business Interchange (Site 1a1)	Additional infrastructure works implemented at Site 1a1, Gartcosh Business Interchange in order to support future investment at this strategic investment location.	Fusion Assets	£250,000	<ul style="list-style-type: none"> - 1.95 ha of V&DL improved for industrial use - 3.3 FTE construction jobs created
Edinburgh Road, Newhouse - Plot A2	Additional infrastructure works implemented at Edinburgh Road, Newhouse (Plot A2) in order to continue to facilitate the future redevelopment of this strategic industrial site.	Fusion Assets	£153,000	<ul style="list-style-type: none"> - 2.88 ha of V&DL improved for industrial use - 2.0 FTE construction jobs created
QS Certification Support	Independent Quantity Surveyor certification of costs provided to support robust financial audit trails for all VDLF expenditure.	NLC	£4,160	- N/A
Total			£2,249,451	

Appendix 2: 2016/17 VDLF Local Delivery Plan – Project Proposals

Site	Project Proposal	Grant Recipient	Proposed VDLF Allocation	Anticipated Outputs
Economic Development Projects – Physical Works				
Dunalastair Industrial Site	Located within the new Life Sciences Enterprise Area centred on BioCity in Chapelhall, VDLF will be used to undertake a second phase of infrastructure works on the Dunalastair Industrial Site (to be rebranded as Lanarkshire Enterprise Park), improving the layout of this vacant plot to create a high quality development offer for the life science sector (in turn helping to attract new investment and create high end job opportunities as a result of this location's recent zoning as a life science enterprise area)	Fusion Assets	£550,000	- 1.24 ha of V&DL improved for industrial use - 7.3 FTE construction jobs created
Edinburgh Road, Newhouse - Plot A1 (Phase 1 Construction Works)	To implement a range of external infrastructure works required to support the first construction phase of this development (subject to these construction works being funded through the Scottish Government's Regeneration Capital Grant Fund Programme)	Fusion Assets	£200,000	- 1 ha of V&DL remediated - 2.7 FTE construction jobs created
Orbiston Street - Motherwell	VDLF will be used for design, planning and site preparatory costs for the development of small industrial units off Orbiston Street in Motherwell. These enabling works will form the first phase of this development and provide supporting infrastructure required to help create much needed new job opportunities within this area of Motherwell	North Lanarkshire Properties LLP	£450,000	- 0.26 ha of V&DL improved for industrial use - 6.7 FTE construction jobs created
Economic Development Projects – Pipeline Development				
Gartcosh Business Interchange (Site 1a2)	To support site investigation, feasibility and planning works across three sites in order to establish a pipeline of employment generating projects for future VDLF investment. These appraisals will also be used to plan the phasing of this development and acquire the first of these sites to enable its remediation and improvement to be progressed as part of any 2017/18 VDLF Programme	Fusion Assets	£280,000	- Design proposals established for future VDLF projects - Circa. 2ha of V&DL acquired for future development
Bellshill Industrial Estate				
Former Gas Works – Mill Rd (Motherwell)				
Greening Projects – Physical Works				
Former Traveller's Peoples Site (Mossend)	Building on the success of the previous community allotments scheme supported through the 2015/16 VDLF Programme, VDLF will be used to create a community gardens and allotment initiative at the former travellers site, off Kirklee Road, in Mossend	NLC	£250,000	- 0.63 ha of V&DL redeveloped as a community allotments - 3.3 FTE construction jobs created
Wishawhill Wood	VDLF will be used to improve a V&DL site within Wishawhill Wood, creating a community greenspace and outdoor play/sports area. In addition, this proposal also aims to scope opportunity for improvements to the former St. Mathews primary site (including foundation removal, levelling and seeding) to create informal greenspace which will better link adjacent housing to the proposed community outdoor play/sports area.	NLC/Central Scotland Green Network Trust	£200,000	0.24 ha of V&DL remediated 2.7 FTE construction jobs created
Greening Projects – Pipeline Development				
Ravenscraig	VDLF will be used to prepare a revised green network strategy and feasibility study for Ravenscraig in order to review and identify temporary and/or permanent greening opportunities for this site which can be supported through future VDLF Programmes	Central Scotland Green Network Trust	£25,000	Production of Strategy and Feasibility Study
Orbiston (former garages to the rear of Babylon Road)	VDLF will be used to prepare a feasibility study and design proposals to support community use of this former (residential) garages/lock-up site (to be funded through future VDLF Programmes)	NLC	£20,000	Production of Strategy and Feasibility Study
Other Costs				
	QS Certification Costs required to verify third party grant spend	NLC	£7,000	
Total			£1,982,000	